

January 19, 2006

Louisville Metro Planning Commission Public Hearing

DOCKET NO. 1-18-05

The following items were reviewed by staff and comments provided to the Planning Commission Members in advance of today's meeting. Unless a member of the Commission, the applicant, or an interested party in attendance at today's meeting requests removal of an item from the consent calendar, the Commission considered these items as a group and acted on the entire calendar with a single vote. Conditions and binding elements recommended by staff will be enacted as part of the Commission's action, unless specifically stated otherwise.

DOCKET NO. 1-18-05

Request to change the name Arnold Palmer Boulevard to Hamilton Springs Drive from the western intersection of Arnold Palmer Boulevard and Old Henry Road, running northwesterly, being in Louisville Metro.

Applicant: Terra Development II, LLC
River Green Business Park
2714 River Green Circle
Louisville, KY 40206

Contact Person: Kelli Jones
c/o Sabak, Wilson & Lingo
315 West Market Street
Louisville, KY 40202

Engineer/Designer: Sabak, Wilson & Lingo
315 West Market Street
Louisville, KY 40206

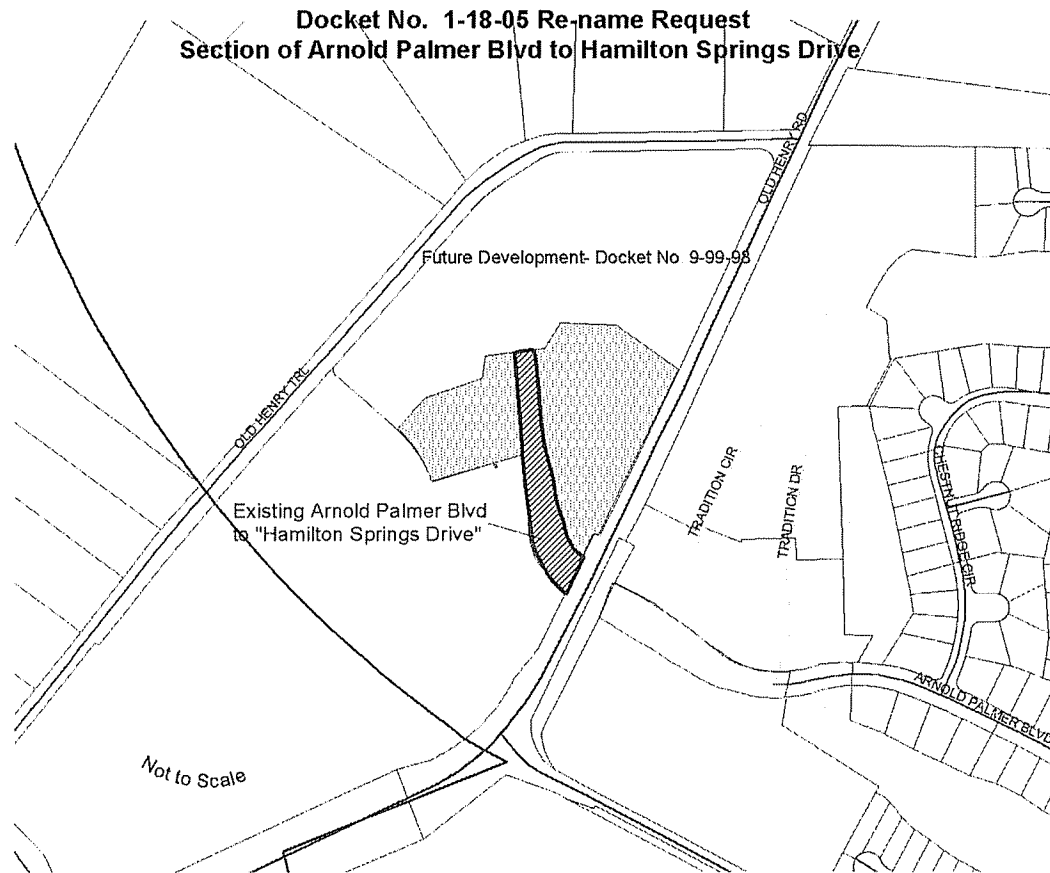
Council District: 19 – Hal Heiner
Staff Case Manager: Doris J. Heyman, Associate Planner

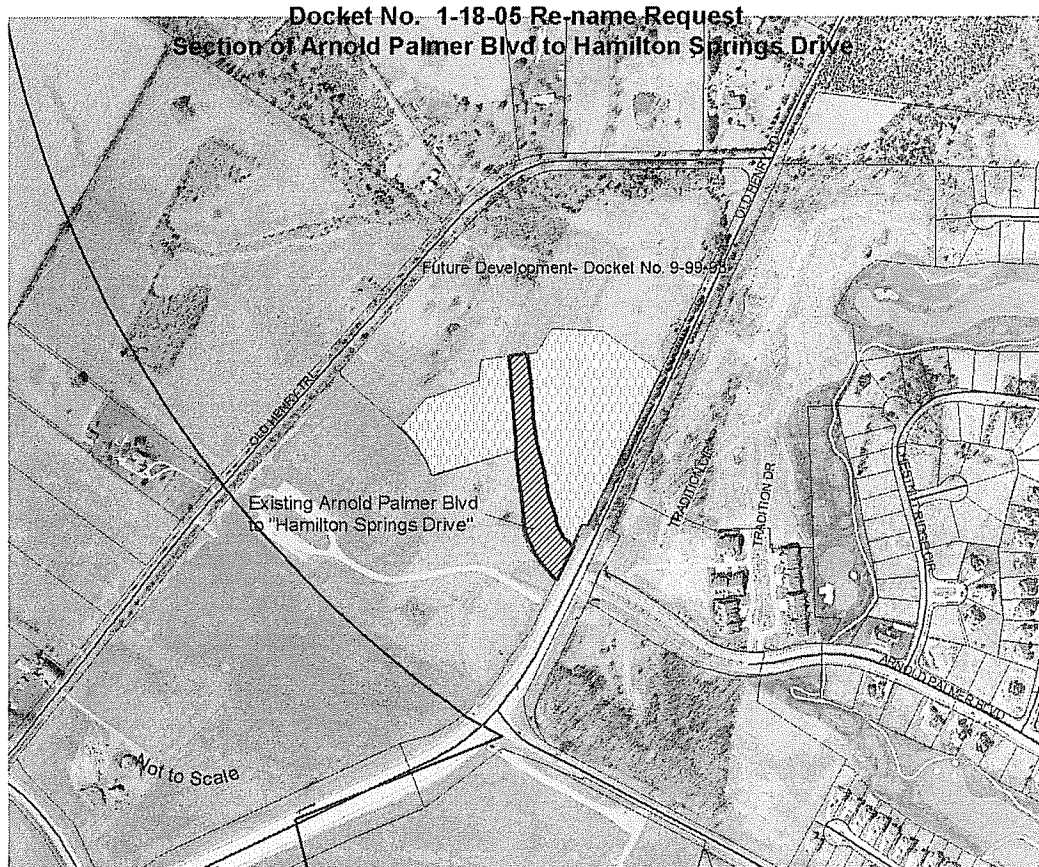
Request

Request to change the name of Arnold Palmer Boulevard to **Hamilton Springs Drive** from the western intersection of Arnold Palmer Boulevard and Old Henry Road, running northwesterly, being in Louisville Metro.

DRC recommendation **APPROVAL on CONDITION** the continuation of the subject road for the future development maintain the name Hamilton Springs Drive to its terminus as approved in Docket No. 9-99-98, Old Henry Crossing. The approval is based on the interruption of connectivity to Arnold Palmer Boulevard by medians, Kentucky Highway Department's proposal of at least five lanes for Old Henry Road, and support of the Middletown Fire District.

This request **DOES NOT** meet the requirements of Chapter 6 Part 3 Section 2, Street Name Change and Chapter 7.7-35 of the Land Development Code. Arnold Palmer Boulevard is an obvious continuation. No request for public hearing has been received.





COMMENTS:

1. 100% of the adjoining property owners signed, notarized consent to the proposed street name change has been submitted.
2. The applicant has stated the justification for renaming the street is: "Old Henry Crossing is not part of Lake Forest and having the name Arnold Palmer Boulevard could be confusing to emergency services."
3. The Middletown Fire District has stated no objections. **Planning & Design Services Addressing Team and E-911OBJECTS because the requested change from Arnold Palmer Boulevard to Harrison Springs Drive does not meet the requirement to continue the name of an existing street under Chapter 7 Part 7 -35.**

On a motion by Commissioner Howard, the following resolution was adopted:

RESOLVED, That Louisville Metro Planning Commission does hereby **APPROVE** the above listed items on the Consent Calendar subject to the above listed conditions and/or binding elements as recommended by Planning Commission staff.

The vote was as follows:

YES: Commissioners Ernst, Carlson, Howard, Jones, Abstain, Adams, Queenan, Hamilton, and Wells-Hatfield.

NO: No one.

NOT PRESENT: No one.

ABSTAINING: No one.



Case: 1-18-05, Street Name Change Request
Location: Arnold Palmer to Hamilton Springs Drive
Jurisdiction: Louisville Metro
Council District: 19 – Hal Heiner
Applicant: Terra Development
Case Manager: Doris J. Heyman, Associate Planner

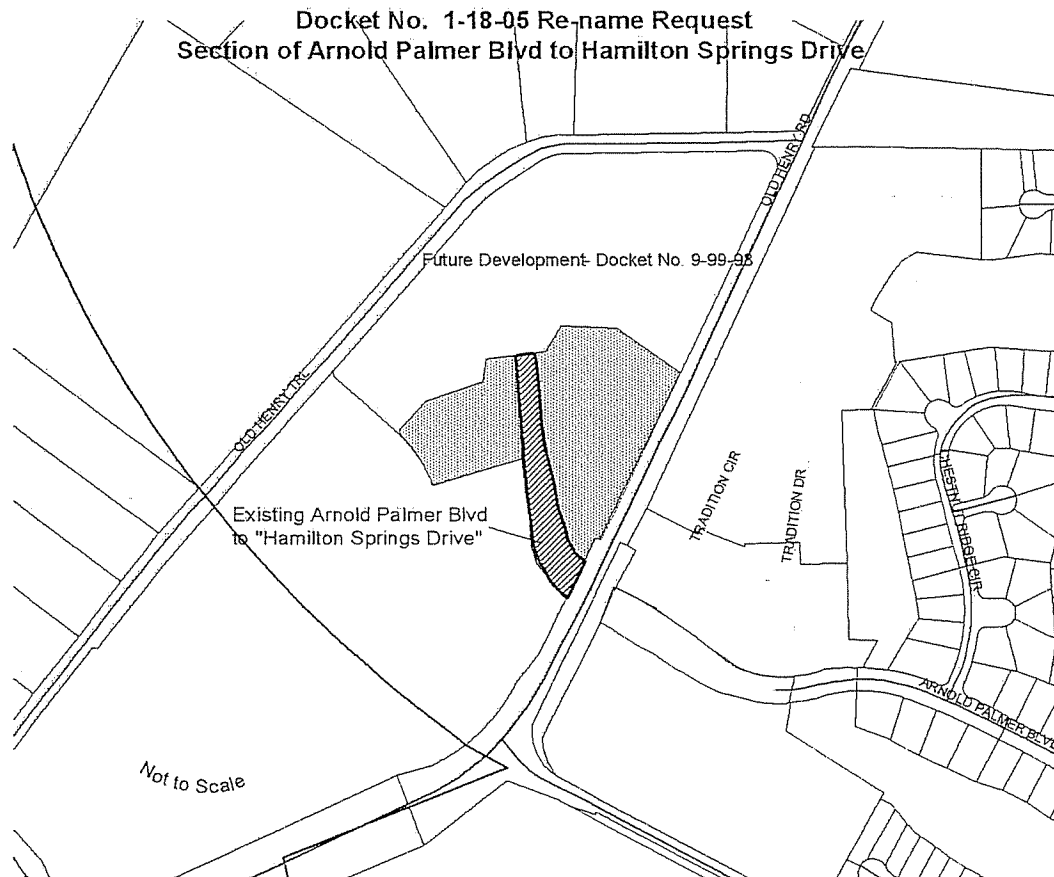
Request

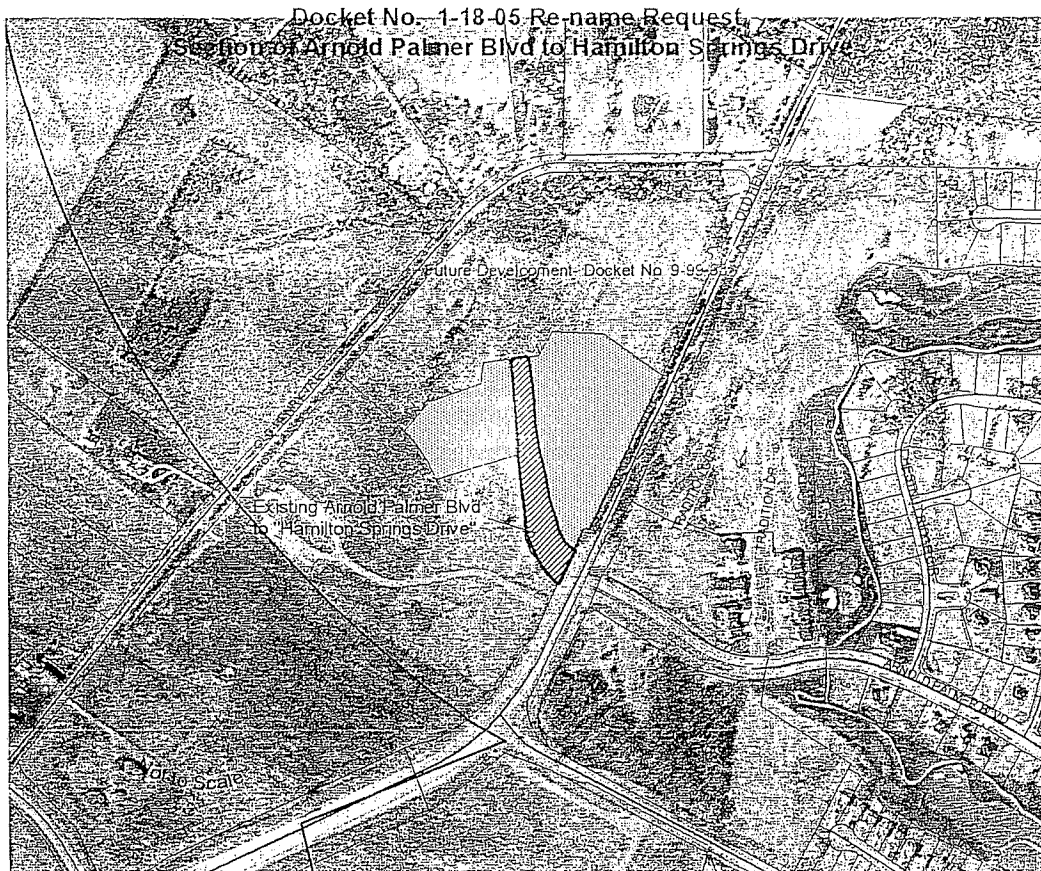
Request to change the name of Arnold Palmer Boulevard to **Hamilton Springs Drive** from the western intersection of Arnold Palmer Boulevard and Old Henry Road, running northwesterly, being in Louisville Metro.

Staff Recommendation

DENY

This request **DOES NOT** meet the requirements of Chapter 6 Part 3 Section 2, Street Name Change and Chapter 7.7-35 of the Land Development Code. Arnold Palmer Boulevard is an obvious continuation. No request for public hearing has been received.





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DRC MIINUTES

January 18, 2006

NEW CASES:

DOCKET NO. 1-18-05

Case: Street Name Change Request
Location: Arnold Palmer to Hamilton Springs Drive
Jurisdiction: Louisville Metro
Council District: 19 – Hal Heiner
Applicant: Terra Development
Case Manager: Doris J. Heyman, Associate Planner

Request

Request to change the name of Arnold Palmer Boulevard to Hamilton Springs Drive from the western intersection of Arnold Palmer Boulevard and Old Henry Road, running northwesterly, being in Louisville Metro.

Comments

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Staff Recommendation

Staff recommends **DENIAL** because this request does not meet the requirements of Chapter 6 Part 3 Section 2, Street Name Change and Chapter 7.7-35 of the Land Development Code. Arnold Palmer Boulevard is an obvious continuation. No request for public hearing has been received.

PRESENT

Darrell Wittenauer
Kelli Jones
Carl Ray

DISCUSSION

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NEW CASES:

DOCKET NO. 1-18-05

Ms. Heyman stated that the applicant/representative has an approved signature entrance for Hamilton Springs.

Mr. Ray said this is as far as he intends to go with this property. Also, the homeowners can make it a gated community if they wish.

Mr. Wittenauer remarked, "This is going to be a signature entrance with the subdivision name on it, so it will be very difficult for an emergency response vehicle to miss that particular aspect." Also, if Arnold Palmer were to be changed as a road name, the future Old Henry Road section is five lanes, the most logical place to end that road name.

Mr. Reynolds remarked, "If there were a case for not conforming to Land Development Code, this would be the strongest case, but with the precedence this is going to set, we'll be fighting it every time it comes to the Commissioners."

Commissioner Hamilton asked Mr. Baker if the language is as black and white as it seems. Mr. Baker said it says "shall" which is treated as mandatory, but you can use a portion of the code as an exception (if it applies).

Chairman Cash said the state and Transportation personnel make the streets line up, which can cause this problem.

Commissioner Hamilton asked Mr. Baker for the wording in the Land Development Code. Mr. Baker read from the Subdivision section chapter 7, "All public streets shall be named on the record plat street, which is obviously a continuation of an existing street shall bear its name." Mr. Wittenauer said that comes from the Subdivision regulations, but the proposed development is multi-family.

Mr. Baker said there is a median so there is a break in the flow (good argument for "continuation of an existing street" portion of code).

Ms. Heyman said this proposal is a good candidate because of the road width. Also, if we can get some plans from the Kentucky Department of Highways, it would be helpful.

Chairman Cash stated that this proposal has a positive side, as the street and the signature entrance share the same name.

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ACTION

Commissioner Hamilton motioned to **APPROVE** the request to change the name of Arnold Palmer Boulevard to Hamilton Springs Drive from the western intersection of Arnold Palmer Boulevard and Old Henry Road, running northwesterly because of the unusual set of circumstances: 1) the connection doesn't appear to be obvious between Arnold Palmer Boulevard and the portion that would become Hamilton Springs Drive because of the scale of Old Henry Road at this point; 2) there are plans for a median along there; 3) there is a signature entrance at Hamilton Springs Drive that bears the same name as the street. It begins to create a clear delineation between the two roads going across Old Henry Road; 4) the entire development has a separate identity from the other side of Old Henry Road; 5) the Middletown Fire Department has no objections to this name change. Also, approval is granted **ON CONDITION** that any proposed extension of the subject roadway continuing into the future development is named Hamilton Springs Drive, ends in a cul-de-sac and based on testimony heard today. Chairman Cash seconded the motion. Unanimous approval.

TERRA DEVELOPMENT II, LLC
RIVER GREEN BUSINESS PARK
2714 RIVER GREEN CIRCLE
LOUISVILLE, KENTUCKY 40206



GRAPHIC SCALE



0 30 60 120 240



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ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202
(502) 584 - 6272

ALLIANCE
LOUISVILLE METRO PLANNING
COMMISSION

RECEIVED

OCT 28 2005

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